

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

*** REVISED AUGUST 29, 2018**

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, SEPTEMBER 10, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	M-01-18-19	
Case Type:	Zoning Map Amendment	
Applicant:	Thomas Masaschi, One Flint St., LLC	
Address:	5 and 15 Flint Street	
Zoning District:	R-1 Low Density Residential District	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning the properties located at 5 and 15 Flint Street from R-1 Low Density Residential District to R-3 High Density Residential District pursuant to the recommendations contained in the Vacuum Oil Brownfield Opportunity Area Vision Plan; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor's Office	

Case	2	<i>Informational Meeting</i>
File Number:	PD #20 Pediatric and Family Services (M-02-18-19, T-01-18-19)	
Case Type:	Planned Development District/Zoning Map Amendment/Text Amendment	
Applicant:	Thomas O'Connor, Al Sigl Family of Agencies	
Property Address:	1850-1900 South Avenue	
Zoning District:	Institutional Planned Development (IPD) Rochester Psychiatric Center	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map and Zoning Text by establishing a 15.14 acre Planned Development District by rezoning the above property from IPD Rochester Psychiatric Center to PD #20 Pediatric and Family Services; by adopting the proposed development concept plan associated with this PD, and by adding the PD #20 District Regulations to the Zoning Code; actions requiring City Planning Commission recommendation to City Council.	
SEQR:	Type 1	
Lead Agency:	Manager of Zoning	

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Case **3**
File Number: **E-04-18-19**
Case Type: Special Permit
Applicant: Sean McGregor
Address: 167 Milton Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A, 120-131
Purpose: To establish an ancillary parking lot to serve an existing bar/restaurant at 366-380 Thurston Road (Eclipse Bar & Lounge), and to consider waiving the requirements for ancillary parking to allow for a dumpster enclosure to serve the bar/restaurant; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-05-18-19**
Case Type: Special Permit
Applicant: Timothy Lawler
Address: 36 Gold Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A, 120-131
Purpose: To establish a four-space ancillary parking lot to serve the multifamily residence at 1196-1200 Mt Hope Avenue; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-06-18-19**
Case Type: Special Permit
Applicant: Dwayne Ivery
Address: 1509-1511 East Main Street
Zoning District: R-2 Medium Density Residential District/Overlay Office District
Section of Code: 120-191B(4)(C)
Purpose: To establish a take-out restaurant with hours of operation Sunday-Thursday from 6:00AM to 11:00PM, and Friday and Saturday from 8:00AM to 3:00AM in a vacant nonconforming storefront; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case 6
File Number: E-07-18-19
Case Type: Special Permit
Applicant: Carvana, LLC
Address: 737 Atlantic Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83B, 120-175*
Purpose: To establish *vehicle towing and storage with accessory vehicle detailing** to serve the proposed internet-based car sales office/warehouse (Carvana); an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-08-18-19
Case Type: Special Permit
Applicant: Consuelo Lickstein, Helio Health, Inc.
Address: 1344 University Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83E
Purpose: To expand an existing 24-hr medically monitored and supervised substance abuse treatment facility (homeless residential facility) by adding 2,649sf which includes the addition of 15 beds and a nurses' station; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission